



Philadelphia Home Ownership Center

U.S. Department of Housing and Urban Development

The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3389

March 23, 2000
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CIRCULAR LETTER PH 00-02

TO: All Approved Mortgagees Doing Business in Connecticut, Delaware, District of Columbia, Maine, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Vermont, Virginia, and West Virginia

FROM: Engram A. Lloyd, Director, Philadelphia Homeownership Center

SUBJECT: Issuance of General Waiver

HUD Handbook 4150.2, Section 3-6.A.5 states that a domestic well must be a minimum of 100 feet from a septic drain field. It has come to our attention that the State of Michigan requires a distance of only 50 feet between the well and septic drain field on existing properties. Due to the large number of existing properties within the State of Michigan requiring a waiver of the Handbook requirement, the Department has issued a general waiver allowing financing of existing properties in Michigan that do not meet the 100 foot separation requirement between the well and septic drain field. The general waiver permits a reduction in the distance required between the well and drain field from 100 feet to 50 feet. This waiver applies to existing properties within the State of Michigan only; it does not apply to newly constructed properties, or properties in other states. The Direct Endorsement lender will have the responsibility to determine whether a property meets the requirements of the general waiver. No additional information will be reviewed by the Homeownership Center.

If you have any questions regarding the general waiver, please contact our FHA Resource Center at (800) CALLFHA.